

SECTION 4 LOW DENSITY RURAL RESIDENTIAL AND AGRICULTURAL SUB-DISTRICT (LDRR/A)

4.1 Purpose.

This chapter establishes the Low Density Rural Residential and Agricultural Sub-District and standards specifically applicable within the Sub-District. The Low Density Rural Residential and Agricultural (LDRR/A) Sub-District is located along the Gallatin River. The purpose of the LDRR/A Sub-District is to promote and preserve continued agricultural and rural Residential use of property, including waterways, Open Space, trails, and wildlife corridors along the Gallatin River. For the purpose of §76-2-209 MCA, the LDRR/A Sub-District is determined to be Residential in nature.

4.2 Uses Allowed By Right.

Uses allowed by right in the LDRR/A Zoning Sub-District are listed below. With the exception of Agriculture and Agriculture-related Structures, any new construction associated with Principal Uses requires an administrative land use permit from the Planning Department prior to any construction. See Section 2.3 for the permitting process.

Use	Comments
Agriculture and agricultural activity	Includes associated Structures and employee housing.
Day Care, Family	
Essential Services, Type I	
Home Occupations	See Development Standards in Section 9.2.7,
Mobile Home Parks	
Religious Organizations and Places of Worship	
Residential	Includes single-family residences up to and including four-plexes (including Apartments), Accessory Uses, Guesthouses, and Caretakers Residences. Detached Accessory Dwelling Units shall not exceed more than two.
Riding Stables	Including Commercial Equestrian Facilities
Schools	
Wind or Solar Towers	

4.3 Conditional Uses.

Conditional uses allowed in the LDRR/A Sub-District are listed below and will require a CUP pursuant to Section 2.4 prior to commencement.

Use	Comments
Bed and Breakfast Inns	
Boarding Houses	
Campgrounds	
Communications Towers	Outside of platted subdivisions
Community Centers	
Day Care	Both Group and Center
Essential Services, Type II	
Extended Care (Nursing and Residential Care)	
golf courses and country clubs	
Home-Based Businesses	
non-conforming uses - expansion	
Opencut Operation (AKA Gravel Mine)	Excluding asphalt mixing plants. See Section 9.2.8 for Development Standards.
Residential	Residential uses exceeding four-plex Units
Special Events Facilities	
veterinary clinics	Not including animal kennel operations

4.4 Required Property Line Setbacks.

- 4.4.1 Setbacks. There are no minimum property line setbacks. Property line setbacks are controlled by the Landscape Buffers described in Section 9.2.5.
- 4.4.2 Exemptions. When a Lot owner owns multiple Lots, Landscape Buffers for the common interior property line do not apply and Lot owners may build across Lot lines. Landscaped buffers apply on the outer Lot lines.

4.5 Building Height.

Unless otherwise excepted by Section 4.5.1, the height of all new Structures shall be limited to 50 feet as measured from the lowest point of the finished grade to the highest structural point of the roof.

- 4.5.1 Exemptions. The construction of a new Agricultural Structure or the addition to an existing Agricultural Structure is not subject to the requirements of Section 4.5.

4.6 Density.

The number of Lots allowed is based on Gross Average Density. There is no minimum Lot size; Lots may be any size as long as the overall density of the project does not exceed that allowed by this section. Base Density in the LDRR/A subdistrict shall be one Lot per 10 acres.

4.6.1 Exception. Family transfer claims are exempt from the density requirements of Section 4.6.

4.6.2 Density Bonus. If 75% of a Development is preserved as Open Space in compliance with Section 9.3.4, density may be increased up to one Lot per 5 acres.

4.7 Additional Standards.

4.7.1 Refer to Section 9 for Development Standards.

4.7.2 Landowners are reminded that other federal, state, and local approvals may be required, including but not limited to approval for sanitation and water supply facilities, demonstration of adequate water rights, access or system impact approvals from Gallatin County and/or the Montana Department of Transportation, compliance with covenants, or any other federal, state, or local approvals required by law.